

JUN 07 2005

# Memorandum

by Council Liaison's Office

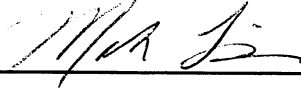
**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Leslye Corsiglia

**SUBJECT:** SEE BELOW

**DATE:** June 2, 2005

Approved



Date

6/6/05

**COUNCIL DISTRICT:** City-wide

## INFORMATION

### **SUBJECT: THIRD QUARTER REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM**

This report covers activity in the Housing Rehabilitation Program for the third quarter of Fiscal Year 2004-05 (January 1, 2005 through March 31, 2005).

This report is presented in two parts. The "Program Intake" section of the report includes information related to workload associated with applications from customers for housing rehabilitation assistance or "front-end" program activities. The narrative highlights information included in the "Rehab Project Intake" section of Attachment A. The "Program Completions" section includes information related to construction activity. The narrative highlights information included in the "Rehab Project Completions" section of the same attachment.

#### **Program Intake**

- The program continues to only accept applications for repairs to address health and safety improvements. During the third quarter, 141 new applications were approved, bringing the total amount of funds awarded to \$3,760,571 for the fiscal year.
- A total of 99% of the households approved for assistance during the third quarter are in the low-income categories, with close to 60% of the approved funding going to projects in the City's SNI areas. The breakdown of residents approved by income category through March 31, 2005 is as follows:

<u>Income Category</u>	<u>Households</u>
Extremely Low-Income:	96 (40%)
Very Low-Income:	75 (31%)
Low-Income:	69 (28%)
Moderate Income:	3 (1%)

### **Program Completions**

- During the third quarter, 104 housing units were rehabilitated, increasing the total units assisted to date to 417.
- A total of 21 units were painted during the 3<sup>rd</sup> Quarter, for a total of 183 painted units for the fiscal year.
- Through the end of the third quarter, there were a total of 227 active construction projects. Active projects are housing units that have been inspected, are out to bid, or are under construction.

The program has surpassed last year's unit production total of 406 completed units. It is important to note that the higher unit count is attributed to the implementation of a number of SNI Multi-family Rental Demonstration Projects in various SNI areas of the City. In partnership with other City Departments and Neighborhood Advisory Committees, the Demonstration Projects have been implemented in neighborhoods that identified the rehabilitation of these rental properties as a "top-ten" priority.

Due to a reduction in 20% Low and Moderate-Income Housing funds available for the housing rehabilitation program, the paint program has experienced a significant reduction in the number of units painted when compared to recent years. Since FY 2002-03, the number of paint grants funded has declined by approximately 70%:

FY 2002-03:	573
FY 2003-04:	548
FY 2004-05	181 (Projected)

The Department will continue its efforts to identify additional funding sources for the paint program. Paint projects continue to be approved when the work is done in conjunction with health and safety related improvements funded with HOME and CDBG monies.

### **SNI Demonstration/Special Projects**

- **Hoffman Via Monte (HVM):** Due to the success of the first demonstration project completed last December, the Redevelopment Agency allocated an additional \$250,000 for the implementation of a second demonstration project in the HVM area. The HVM project subcommittee developed project selection criteria, and it is anticipated that the rehabilitation of additional four-plexes in the area will begin in July 2005. The scope of work will include exterior improvements, including landscaping, driveways, paint, and roofs.

June 2, 2005

**Subject: Housing Rehabilitation Program Quarterly Report**

Page 3

- **Burbank Del Monte:** Phase I of the Richmond Menker 123-unit Demonstration Project is complete. The scope of work included improvements to the common area, streetscape upgrades, paseo improvements, and the creation of a community garden. The Richmond Menker Property and Tenants Associations, along with local neighborhood leaders, are working with SNI and Housing Department staffs to develop and identify funding for a Phase II improvement plan by mid-Summer.
- **Blackford:** The Colonial Gardens Apartments project is complete. The scope of work included enhanced landscaping, new custom dual-pane windows, and exterior paint. Property owners contributed \$217,000 to this \$457,000 neighborhood improvement project of 100 units. The 84-unit Underwood Apartments project is under construction. The scope of work includes fence removal, new landscape, garage doors, gutters, and exterior paint.
- **Winchester:** Located on Cadillac Drive, the Winchester Demonstration project includes landscaping, paint and new windows on an 18-unit building. The improvements are scheduled for completion in June 2005.
- **Greater Gardner:** With the participation of Neighborhood Advisory Committee members and other local community members, the Greater Gardner SNI Rehabilitation Subcommittee was created to develop a housing rehabilitation demonstration project in the Greater Gardner area. SNI and Housing Department Staff will work with the committee to develop project selection criteria and identify funding for the neighborhood improvement project. The Committee's objective is to identify a project by mid-Summer.
- **Airport ACT/Housing Rehab Partnership:** The Housing and Airport Departments continue to work on airport noise attenuation/housing rehabilitation projects. There are currently two projects in the Washington Guadalupe SNI area in which combined housing funds and airport noise attenuation monies are used to improve the living conditions of owner-occupied low-income residents. Housing Rehabilitation Inspectors are currently developing a scope of work for both projects. Construction is scheduled to begin in July 2005.

### Quarterly Attachments

The following attachments are included in this document:

- **Housing Rehabilitation Program Production** – Reports on activity in the Housing Rehabilitation program. The report includes data on grant and loan approvals, and housing units rehabilitated during the quarter.
- **Housing Rehabilitation Public Outreach Report** – Reports on presentations on housing rehabilitation activities and housing rehabilitation project celebration events in SNI areas.

  
LESLYE CORSIGLIA  
Director of Housing

## REHABILITATION PROGRAM PRODUCTION

FY 2004-2005

**Rehab Project Intake**

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals	2003-04
<i>No. of Rehab Loans and Grants Approved:</i>	83	53	107		243	266
<i>Units in Approved Rehab Loans &amp; Grants:</i>	111	108	141		360	353
<i>Total \$ in Approved Loans/Grants:</i>	\$1,108,160	\$820,162	\$1,754,474		\$3,682,796	\$3,968,400
<i>\$ Amount Approved in SNI Areas:</i>	\$462,000	\$416,298	\$574,024		\$1,452,322	\$2,342,387
<i>% of Funds Approved in SNI Areas*:</i>	67%	82%	44%		58%	59%

**Rehab Project Completions**

<i>Number of Rehab Projects Completed:</i>	80	65	104		249	369
SNI Areas	29	18	50		97	99
Other Areas	23	27	23		73	111
Mobilehomes	28	20	31		79	159
<i>Units in Completed Rehab Projects</i>	84	65	268		417	410

**Paint Projects Completions**

<i>Units in Paint Projects Completed</i>	97	65	21		183	548
SNI Areas	38	25	3		66	213
Other Areas	59	40	18		117	335
<i>Dollar Amount in Paint Grants</i>	\$241,192	\$116,164	\$62,121		\$419,477	\$1,220,012

**Construction Workload**

<i>No. of Emergency Projects Completed</i>	9	14	14			n/a
<i>No. of Active Construction Projects</i>	250	251	227			n/a

Note \* Per Council Policy, does not include funds approved for mobilehome rehabilitation

## Public Outreach Report

Attachment B

SNI AREA	DATE	TYPE	AUDIENCE	LOCATION	SUBJECT
<b>HOFFMAN VIA MONTE</b>	1/5/05	Hoffman Via Monte Alleyways Committee	Property Owners	Hoffman Via Monte Neighborhood Office	Alleyway Improvement Project
	2/3/05	Hoffman Via Monte Project Subcommittee	Property Owners	Housing Department	Hoffman Via Monte Demonstration Project #2

<b>BURBANK DEL MONTE</b>	1/7/05	Richmond Menker Project Coordination Meeting	Property Owners, Contractor, Landscape Architect	Emanuel Lutheran Church	Richmond Menker Phase I Demonstration Project
	1/14/05	Richmond Menker Project Coordination Meeting	Property Owners, Contractor, Landscape Architect	Emanuel Lutheran Church	Richmond Menker Phase I Demonstration Project
	1/21/05	Richmond Menker Project Coordination Meeting	Property Owners, Contractor, Landscape Architect	Emanuel Lutheran Church	Richmond Menker Phase I Demonstration Project
	2/11/05	Richmond Menker Project Coordination Meeting	Property Owners, Contractor, Landscape Architect	Emanuel Lutheran Church	Richmond Menker Phase I Demonstration Project
	2/17/05	Richmond Menker Property Owners Association	Property Owners	Sherman Oaks Community Center	Richmond Menker Phase I Demonstration Project
	2/18/05	Richmond Menker Project Coordination Meeting	Property Owners, Contractor, Landscape Architect	Emanuel Lutheran Church	Richmond Menker Phase I Demonstration Project
	3/4/05	Richmond Menker Project Coordination Meeting	Property Owners, Contractor, Landscape Architect	Emanuel Lutheran Church	Richmond Menker Phase I Demonstration Project

<b>GREATER GARDNER</b>	3/21/05	Greater Gardner SNI Rehab Subcommittee	Residents	Greater Gardner Community Center	Demonstration Project
------------------------	---------	--	-----------	----------------------------------	-----------------------